

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 3rd October 2025

For full particulars of any of the properties, please visit our website, telephone our office or send us an email.



Stradbroke

Ref: P7716/J

An impressive principal village house offering spacious and well presented accommodation across three floors set within established, landscaped gardens in the centre of the village.

See page 2

OIEO £565,000

OPENING HOURS

Monday	9am - 5pm	Thursday	9am - 5pm
Tuesday	9am - 5pm	Friday	9am - 5pm
Wednesday	9am - 5pm	Saturday	9am - 1pm

The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

Contact Us



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New Instruction



Stradbroke

An impressive principal village house offering spacious and well presented accommodation across three floors set within established, landscaped gardens in the centre of the village.

Entrance hall, 17' sitting room, 21' dining room, kitchen, study, utility room and cloakroom. Principal bedroom with en-suite bathroom, 3 further double bedrooms and family bath/shower room. Detached double garage and driveway. Established, landscaped gardens.

EPC = D

OIEO £565,000

Ref: P7716/J

New Instruction



Framlingham

A Modern and Well-Presented Four-Bedroom Detached Family Home, situated in a sought-after residential area on the outskirts of the charming market town of Framlingham, with easy access to the local amenities of the town.

Entrance hall, sitting room, kitchen/dining/snug, utility room, study and cloakroom. Principle bedroom with ensuite shower room. Two further double bedrooms and a single bedroom. Family bathroom. Detached double garage and off-road parking. Open plan garden to the front and enclosed garden to rear.

EPC = C

£495,000

Ref: P7726/B

New Instruction



Cratfield, Nr Halesworth

A three bedroom detached bungalow presented to a particularly high standard, situated in a lovely position within the village of Cratfield.

Porch, hallway, sitting/dining room, conservatory, recently refitted kitchen, three bedrooms, bathroom and shower room. Off-road parking, attached garage and landscaped front and rear gardens. In all 0.17 acres.

EPC = D

OIEO £425,000

Ref: P7730/C

New Instruction



Laxfield

A well-presented two-bedroom detached bungalow, occupying a generous plot in a peaceful cul-de-sac within the sought-after village of Laxfield, just a short walk from the local amenities.

Entrance hall, sitting room, dining room, conservatory and kitchen. Two double bedrooms and a shower room. Attached single garage. Driveway providing off-road parking. Gardens to front and rear.

EPC = E

£325,000

Ref: P7728/B

New Instruction



Metfield, Nr Harleston

A modern, two-bedroom semi-detached house, located in the well regarded village of Metfield, near Harleston in the Waveney Valley.

Kitchen/dining room and 13' sitting room. Two bedrooms and bathroom. Gardens to the front and rear. Carport and driveway.

EPC = D

£185,000

Ref: P7731/MC

New Instruction – For Sale By Online Auction



Kelsale. Nr Saxmundham

A three-bedroom mid-terrace former local authority house built in 1945 of non-standard unity construction located in the popular village of Kelsale on the outskirts of the market town of Saxmundham.

Entrance hall, sitting/dining room, kitchen and utility room. Three first floor bedrooms, family bathroom and separate WC. Enclosed garden to front and rear. On-street parking. **No onward chain.**

EPC = C

For Sale By Timed Online Auction - 29th October 2025

OIEO £90,000

Ref: P7714/B

For Sale By Online Auction



Yoxford, Heritage Coast

A red brick chalet bungalow, with views towards meadows and woodland, situated just outside Yoxford and 5 miles from the beach at Dunwich.

Hallway, sitting room, dining room, sunroom, kitchen, utility room, four bedrooms, bathroom and cloakroom. Off-road parking, outbuildings and grounds extending to approximately 0.6 acres.

EPC = E

For Sale by Online Auction - 9th October 2025

£325,000

Ref: P7681/C



Sudbourne, Nr Heritage Coast

A former Baptist chapel within a plot of 0.18 acres, located in the desirable rural Suffolk village of Sudbourne.

Baptist chapel extending to 205sq.m (2199sq.ft) of brick construction, having been extended in the 1980's. Potential for alternative uses, subject to planning permission. Grounds of approximately 0.18 acres

EPC = N/A

For Sale By Timed Online Auction - 5th November 2025

£185,000

Ref: B267(C)

Back on the Market



Framlingham

A pair of semi-detached cottages requiring refurbishment along with a range of substantial buildings, in grounds of 0.25 acres, in the centre of Framlingham.

No. 13 - Sitting/dining room, kitchen, three first floor bedrooms and bathroom.

No. 15 - Sitting/dining room, kitchen and shower room. Three first floor bedrooms.

Range of brick and timber buildings and gardens.

EPC = E/D

£295,000

Ref: P7656/C

New Prices



Dennington, Nr Framlingham

An extended three double bedroom cottage, that has recently been updated, with delightful landscaped gardens of nearly one third of an acre, set along a quiet country lane on the edge of Dennington.

Entrance lobby, entrance hall, 19'5 sitting room, kitchen/breakfast room, utility room, dining room/study, conservatory and cloak/shower room. Three double bedrooms and bathroom. Double garage.

EPC = D
£525,000

Ref: P7623/J



Debach, Nr Woodbridge

A three bedroom semi-detached cottage with lovely gardens and off-road parking, set in a pretty, rural location with field views.

Hallway, kitchen, dining room, sitting room and downstairs shower room. Three first floor double bedrooms and bathroom. Off-road parking, garden shed and greenhouse. Well stocked and maintained garden. In all, the grounds extend to approximately 0.12 acres.

EPC = D
£375,000

Ref: P7695/C

New Prices



Hasketon, Nr Woodbridge

A rural development site of over 3 acres with planning permission for 6 holiday lodges, associated buildings & landscaping in the popular village of Hasketon, near Woodbridge.

A parcel of amenity land with stable block and haystore extending to approximately 3.1 acres (1.25 hectares) with planning permission for the siting of 6 holiday lodges, associated buildings and landscaping in a delightful rural location on the edge of Hasketon and close to the popular market town of Woodbridge.

£340,000

Ref: P7604/J



Framlingham

An extremely well presented three bedroom semi-detached house with garage, forming part of the popular Castle Keep development, within walking distance of the town centre.

Entrance hall, sitting room, kitchen/dining room and cloakroom. Principal bedroom with en-suite shower room, two further bedrooms and family bathroom. Garage and carparking space. Front and rear gardens.

EPC = B

OIEO £300,000

Ref: P7648/J

New Prices



Bruisyard, Nr Framlingham

A delightful, three bedroom mid-terrace period cottage standing in a pleasant rural position within the parish of Bruisyard.

Reception hall, sitting room, rear hall, kitchen/dining room. Two first floor double bedrooms and bathroom. Attic bedroom. Front and rear gardens. Designated parking space with ample additional on-road parking.

EPC = E

£289,500

Ref: P7535/C



Debenham

A newly renovated two bedroom mid-terrace cottage with off-road parking space and good size rear garden, set in the heart of the large village of Debenham.

Sitting room, dining room, kitchen and downstairs bathroom. Two first floor bedrooms and dressing room. Off-road parking space. 60' x 20' rear garden.

EPC = D

£229,500

Ref: P7541/C